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INDEPENDENT AUDITOR'S REPORT ON THE AUDIT

To the General Meeting and Supervisory Board of Selena FM S.A.

Audit report on the annual consolidated financial statements

Opinion

We have audited the annual consolidated financial statements of Selena FM S.A. Group (the 'Group'),for which the parent company is Selena FM S.A. (the 'Parent Company') located in Wroclaw at Strzegomska 2-4, which comprise the consolidated statement of financial position as at 31 December 2021, the consolidated statement of comprehensive income, the consolidated statement of changes in equity, the consolidated statement of cash flows for the period from 1 January 2021 to 31 December 2021 and additional information to the consolidated financial statements, including a summary of significant accounting policies (the 'consolidated financial statements').

In our opinion, the consolidated financial statements:

- give a true and fair view of the consolidated financial position of the Group as at 31 December 2021 and its consolidated financial performance and its consolidated cash flows for the period from 1 January 2021 to 31 December 2021 in accordance with required applicable rules of International Financial Reporting Standards approved by the European Union and the adopted accounting policies,
- comply in respect of the form and content with laws applicable to the Group and the Parent Company's Statute.

The opinion is consistent with the additional report to the Audit Committee issued on 30 April 2022.

Basis for opinion

We conducted our audit in accordance with the National Standards on Auditing in the version of International Auditing Standards as adopted by the National Council of Statutory Auditors ("NAS") and pursuant to the Act of 11 May 2017 on Statutory Auditors, Audit Firms and Public Oversight (the 'Act on Statutory Auditors') and the Regulation (EU) No. 537/2014 of the European Parliament and of the Council of 16 April 2014 on specific requirements regarding statutory audit of public-interest entities and repealing Commission Decision 2005/909/EC (the 'Regulation 537/2014'). Our responsibilities under those standards are further described in the '*Auditor's responsibilities for the audit of the financial statements*' section of our report.

We are independent of the Group in accordance with the International Ethics Standards Board of Accountants' (IESBA) International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), adopted by the National Council of Statutory Auditors and other ethical responsibilities in accordance with required applicable rules of the audit of financial statements in Poland. We have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. While conducting the audit, the key certified auditor and the audit firm remained independent of the Group in accordance with the independence requirements set out in the Act on Statutory Auditors and the EU Regulation 537/2014.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. They include the most significant assessed risks of material misstatement, including the assessed risks of material misstatement due to fraud. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we have summarized our reaction to these risks and in cases where we deemed it necessary, we presented the most important observations related to these types of risks. We do not provide a separate opinion on these matters.

<table>
<tr><th>Key Audit Matter</th><th>How our audit addressed this matter</th></tr>
<tr><td colspan="2">Impairment of assets</td></tr>
<tr><td>In the consolidated financial statements prepared as at 31 December 2021, the Group presented:
intangible assets in the amount of PLN 38,932 thousand, including goodwill in the amount of PLN 12,874 thousand,
property, plant and equipment with a value of PLN 261,497 thousand,
investments in entities measured using the equity method with a value of PLN 19,814 thousand,
loans granted with a carrying amount of PLN 48,15 thousand;
which together account for about 33% of total assets.

The value of impairment write-down recognized on property, plant and equipment as at 31 December 2021 amount to PLN 21,846 thousand, while the value of impairment write-down recognized against goodwill – to PLN 7,670 thousand.

In accordance with International Financial Reporting Standards, the Management Board of the Parent Company is obliged to measure loans at amortized cost and determine the value of expected credit losses (ECL), while with respect to property, plant and equipment, right-of-use assets, goodwill, other intangible assets and own (treasury) shares – as a result of identifying impairment indicators, to carry out an impairment test.

The matter was identified as key audit matter for the Group's consolidated financial</td><td>Our audit procedures relating to the described key audit matter, included, but were not limited to:

‣ understanding the internal control environment in terms of assessing the occurrence of impairment indicators for non-current assets,
‣ assessment of the analysis of the occurrence of impairment indicators for non-current assets made by the Company's Management Board,
‣ assessment of the principles of defining cash-generating units (CGUs) by the Company's Management Board and the correctness and continuity of asset allocation to individual CGUs,
‣ assessment of the impairment test model in terms of its compliance with IAS 36,
‣ assessment of the adopted level of the weighted average cost of capital with the support of our valuation specialists,
‣ analysis of the adopted financial forecasts by comparing the key assumptions underlying the tests to market indicators, to the existing revenue streams, costs, realized margin and cash flows, including the assessment of the implementation of historical forecasts,
‣ checking the arithmetic/ clerical correctness of discounted cash flow models and reconciling source data and operating budgets adopted by the Company's management
‣ assessment of the judgment of the Parent Company's Management Board regarding the classification of loans as measured at amortized cost and the existence of objective evidence affecting the impairment of the assets in question
‣ assessment of the model, assumptions and completeness of the data used by the Group for the purpose of recognition of write-downs for expected credit losses, including assumptions underlying determining the period of identification of the loss,</td></tr>
</table>

Key Audit Matter	How our audit addressed this matter
statements due to the value of the assets shown above, which is material for these consolidated financial statements, as well as due to the complex element of professional judgment of the Management Board of the Parent regarding the identification of cash-generating units (CGUs), and estimation of the recoverable amount of property, plant and equipment, right-of-use assets, goodwill, other intangible assets and own (treasury) shares. The valuation of loans granted to external entities requires the use of an appropriate valuation model, depending on the classification of assets, in accordance with International Financial Reporting Standard 9 *Financial Instruments*. Determining the expected credit losses (ECL) for the loans granted requires the Management Board of the Parent to assess the level of credit risk for a given exposure and estimate the value of expected credit losses that may occur within 12 months or within the remaining life of said loans, depending on the level of credit risk assigned to a given loan. In accordance with IAS 36, the estimation of the recoverable amount of property, plant and equipment, the right-of-use assets, goodwill, other intangible assets and own (treasury) shares requires the Management Board of the Parent to adopt a number of assumptions regarding future market and economic conditions, including, among others, future changes in revenues, expenses and cash flows, weighted average cost of capital ('WACC'), incremental growth rate and expected macroeconomic situation. The estimates relate to future events and are therefore subject to significant risk due to changing market conditions. The Company has disclosed estimates of impairment as well as impairment losses on assets in notes 6.2.1, 6.2.3 and 6.2.5 of additional explanatory notes to the financial statements for the year ended 31 December 2021.	probability of default (PD) and loss as a result of default, as well as assessment of changes in models and verification of the historical models ‣ analysis of historical impairment losses by comparing them to actual credit losses realized ‣ obtaining detailed representations of the Parent Company's Management Board as to the completeness and correctness of the data provided to us and significant assumptions, ‣ assessment of the recognition in the books of account and in the financial statements of the results of impairment tests relating to non-current assets and loans granted, ‣ assessment of the adequacy of disclosures relating to impairment tests.
Revenue recognition	
The Group presented in the financial statements total revenues from contracts with	As part of the audit, we documented our understanding of the analysis and revenue

Key Audit Matter	How our audit addressed this matter
customers in the amount of approximately PLN 1,728,350 thousand, which were described in note 3 to the financial statements. The Group generates revenues mainly from the sale of construction chemicals and general construction accessories. At the same time, the Group offers customer sales bonuses. Revenues are recognised when the Group fulfils its obligation to perform the service in the form of a transferred good or service, with the purchaser taking control of the asset at the same time. Revenues are recognised in an amount equal to the transaction price, taking into account variable remuneration, being the consideration for the goods and services transferred. The matter was identified as key audit matter for the consolidated financial statements due to the materiality of the item, as well as the vulnerability of the item to the risk of distortion. The accounting policy regarding the method of recognition of revenue from contracts with customers is described in the financial statements in note 3.	recognition process, assessed the internal control environment of this area and conducted a number of substantive tests in this area. Our procedures also included: ‣ analysis of the terms of sale contained in significant contracts and orders, including the scope and type of services provided and the period of service implementation, in particular, in the context of meeting the conditions for the existence of the contract, identifying the obligations to deliver a good or a service and the method of transferring control over them to the customer, as well as regarding determining the transaction price, ‣ tests of selected internal controls, relevant to determining the correct value of revenues from contracts with customers, ‣ assessment of the correctness of the moment of revenue recognition and of the correctness of the moment of transferring control over the transferred good or service, ‣ verification, based on retail tests, of applied price rates and quantities provided in issued sales invoices to contracts with customers, delivery and payment documents and the amounts of sales bonuses awarded, ‣ confirmation of selected sales transactions with the Group's contractors, ‣ verification of the recognition of sales and bonuses in the correct reporting period, taking into account the moment of transferring control over the sold goods, ‣ assessment of the correctness and completeness of disclosures in the financial statements relating to revenue from contracts with customers. We also conducted an analysis of the presentation of revenues, costs and related disclosures in the financial statements and compliance with IFRS 15.
Non-standard (non-routine) transaction with related parties	
As described in note 2.3 of the additional explanatory notes to the financial statements for the year ended 31 December 2021, the Company has concluded a lease agreement for an organized part of the enterprise with Selena Marketing International Sp. z o.o. As a result of the agreement signed on	Our procedures regarding the described key audit matter included, among others: ‣ analysis of accounting policies relating to classifying the transaction as an acquisition of a group of assets based on the provisions of IFRS 3 and [analysis of] significant judgments and

Key Audit Matter	How our audit addressed this matter
4 October 2021, described in note 2.3 of additional explanatory notes to the financial statements for the year ended 31 December 2021, Selena FM S.A. classified the transaction as an acquisition of assets for financial reporting purposes in the context of asset concentration test in accordance with IFRS 3. As a result of this transaction, the value of deferred tax assets resulting from the difference between the carrying amount and tax base of trademarks increased by PLN 25,451 thousand. The matter was identified as key audit matter for the financial statements due to its significant impact on the consolidated financial statements, an element of professional judgment and the complexity of the measurement and recognition aspects of the transaction. The disclosure regarding the transaction with Selena Marketing International Sp. z o.o. was presented in note 2.3 of the additional explanatory notes to the consolidated financial statements for the year ended 31 December 2021.	estimates related to the recognition of this transaction, ▸ understanding the process and control environment in terms of accounting for a business event, including understanding the procedures ensuring the completeness of the identification of such events and transactions, ▸ understanding the business, legal, tax and valuation aspects of concluded transaction, ▸ analysis of the valuation of the acquired assets by our valuation specialists (pricing professionals), ▸ review of compliance with tax regulations by our tax consultants, ▸ obtaining detailed representations of the Company's Management Board as to the completeness of the data provided to us and significant assumptions, ▸ analysis and assessment of the adequacy and completeness of disclosures in the financial statements, including disclosures regarding key judgments and estimates adopted by the Company in this respect.

Other matters

The consolidated financial statements for the previous financial year ended on 31 December 2020 were audited by a key statutory auditor acting on behalf of another audit firm, which on 22 April 2021 issued an unqualified on these consolidated financial statements.

Responsibilities of the Company's Management and members of the Supervisory Board for the consolidated financial statements

The Parent Company's Management Board is responsible for the preparation the consolidated financial statements that give a true and fair view of the consolidated financial position and the consolidated financial performance in accordance with applicable International Financial Reporting Standards adopted by the European Union, the applied accounting policies,other applicable laws, as well as the Parent Company's Statute, and is also responsible for such internal control as the Parent Company's Management Board determines is necessary to enable the preparation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Parent Company's Management Board is responsible for assessing the Group's (the parent company and significant components) ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Prent Company's Management Board either intends to liquidate the Group (the parent company or significant components) or to cease operations, or has no realistic alternative but to do so.

The Company's Management and the members of the Company's Supervisory Board are required to ensure that the consolidated financial statements meet the requirements of the Accounting Act dated 29 September 1994 (the 'Accounting Act'). The members of the Company's Supervisory Board are responsible for overseeing the Company's financial reporting process.

Auditor's responsibility for the audit of the consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement due to fraud or error, and to issue an independent auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but it is not a guarantee that an audit conducted in accordance with NAS will always detect material misstatement when it exists. Misstatements may arise as a result of fraud or error and are considered material if they, individually or in the aggregate, could be reasonably expected to influence the economic decisions of the users taken on the basis of these consolidated financial statements.

The concept of materiality is applied by the auditor both in planning and performing the audit, and in evaluating the effect of identified misstatements on the audit and of uncorrected misstatements, if any, on the consolidated financial statements and in forming the opinion in the auditor's report. Hence all auditor's opinions and statements contained in the auditor's report are made with the contemplation of the qualitative and quantitative materiality levels established in accordance with auditing standards and auditor's professional judgment.

The scope of the audit does not include assurance on the future profitability of the Group nor efficiency or effectiveness of conducting business matters now and in the future by the Parent Company's Management.

As part of an audit in accordance with NAS, we exercise professional judgment and maintain professional skepticism and we also:

- identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or override of internal control,
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control,
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Group's Management,
- conclude on the appropriateness of the Company's Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our independent auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our independent auditor's report, however, future events or conditions may cause the Group to cease to continue as a going concern,
- evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation,
- we obtain sufficient appropriate audit evidence regarding the financial information of entities and business activities within the Group for the purpose of expressing an opinion on the consolidated financial statements. We are solely responsible for the direction, supervision and performance of the audit of the Group and we remain solely responsible for our audit opinion.

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We communicate with the Audit Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We provide the Audit Committee with a statement that we have complied with relevant ethical requirements regarding independence, and communicate to them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated to the Audit Committee, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other information, including the Directors' Report

The other information comprises the consolidated management report of the Group for the period from 1 January 2021 to 31 December 2021 („Directors' Report") together with the consolidated statement on corporate governance, which is a separate section of the Directors' Report and the Consolidated Annual Financial Report for the financial year ended 31 December 2021 ('Consolidated Annual Report') (jointly 'Other Information'). The Other Information does not include the consolidated financial statements and our auditor's report thereon. (jointly 'Other Information').

Responsibilities of the Company's Management and members of the Supervisory Board

Parent Company's Management is responsible for the preparation of the Other Information in accordance with the law.

The Parent Company's Management and members of the Parent Company's Supervisory Board are required to ensure that the Directors' Report with separate elements meets the requirements of the Accounting Act.

Auditor's responsibilities

Our opinion on the consolidated financial statements does not include the Other Information. In connection with our audit of the consolidated financial statements, our responsibility is to read the Other Information and, in doing so, consider whether it is materially inconsistent with the consolidated financial statements or our knowledge obtained during the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this Other information, we are required to report that fact in our independent auditor's report. Our responsibility in accordance with the Act on Statutory Auditors is also to issue an opinion on whether the Directors' Report was prepared in accordance with relevant laws and that it is consistent with the information contained in the consolidated financial statements.

In addition, we are required to issue an opinion on whether the Parent Company has included the required information in the consolidated statement on corporate governance.

Opinion on the Directors' Report

Based on the work performed during our audit, in our opinion, the Directors' Report:

- has been prepared in accordance with the article 49 of the Accounting Act and paragraph 71 of the Decree of the Minister of Finance dated 29 March 2018 on current and periodic information published by issuers of securities and conditions for recognition as equivalent the information required by laws of non-EU member states (the 'Decree on current and periodic information'),
- is consistent with the information contained in the consolidated financial statements.

Moreover, based on our knowledge of the Group and its environment obtained during our audit, we have not identified material misstatements in the Directors' Report.

Opinion on the corporate governance statement

In our opinion, in the representation on application of corporate governance, the Group has included information stipulated in paragraph 70, section 6, point 5 of the Decree on current and periodic information.

Moreover, in our opinion, the information stipulated in paragraph 70, section 6, point 5 letter c-f, h and i of the Decree included in the consolidated statement on corporate governance is in accordance with applicable laws and information included in the consolidated financial statements.

Report on other legal and regulatory requirements

Opinion on the compliance of marking up of the consolidated financial statements prepared in the single electronic reporting format with the requirements of the regulation on technical standards on the specification of a single electronic reporting format

As part of our audit of the consolidated financial statements we were engaged to perform a reasonable assurance engagement to express an opinion on whether the consolidated financial statements of the Group as at and for the year ended 31 December 2021, prepared in the single electronic reporting format, included in the file named „ sel_2021-12-31_pl.zip" ('consolidated financial statements in ESEF format'), was marked up in accordance with the requirements stipulated in the Commission Delegated Regulation (EU) of 17 December 2018 supplementing Directive 2004/109/EC of the European Parliament and of the Council with regard to regulatory technical standards on the specification of a single electronic reporting format (the 'ESEF Regulations').

Identification of the applicable criteria and description of the subject matter

The consolidated financial statements in ESEF format were prepared by the Company's Management in order to meet the tagging requirements and technical requirements of a single electronic reporting format which are specified in the ESEF Regulations.

The subject matter of our assurance engagement is the compliance of marking up of consolidated financial statements in ESEF format with the requirements of the ESEF Regulations, while the requirements specified in these regulations represent, in our opinion, applicable criteria for us to express an opinion.

Responsibilities of the Company's Management and members of the Supervisory Board

The Company's Management is responsible for the preparation of the consolidated financial statements in ESEF format in accordance with the tagging requirements and technical requirements of a single electronic reporting format which are specified in the ESEF Regulations. Such responsibility includes the selection and application of appropriate XBRL tags using the taxonomy specified in these regulations.

The responsibility of Management also includes the design, implementation and maintenance of such internal control as Management determines is necessary to enable the preparation of the consolidated financial statements in ESEF format that are free from any material incompliances with the ESEF Regulations.

The members of the Company's Supervisory Board are responsible for overseeing the Company's financial reporting process, which include also the preparation of financial statements in the format required by applicable regulations.

Auditor's responsibilities

Our objective is to express an opinion, based on the performed reasonable assurance engagement, that the consolidated financial statements in ESEF format have been tagged in accordance with ESEF Regulations.

We have performed our assurance engagement in accordance with the National Standard on Assurance Engagements Other than Audit and Review 3001 PL on audit of financial statement prepared in the single electronic reporting format ('NSAE 3001PL') and when applicable in accordance with National Standard on Assurance Engagements Other than Audit and Review 3000 (R) in the form of the International Standard on Assurance Engagements 3000 (revised) – 'Assurance Engagements Other than Audits or Reviews of Historical Financial Information' ('NSAE 3000 (R)').

The standard requires us to design and perform procedures to obtain reasonable assurance that the consolidated financial statements in ESEF format have been prepared in accordance with the applicable criteria.

Reasonable assurance is a high level of assurance, but it is not a guarantee that the assurance engagement conducted in accordance with NSAE 3001PL and, when appropriate, in accordance with NSAE 3000 (R), will always detect material misstatement when it exists.

The selection of procedures depends on the auditor's professional judgment, including the auditor's assessment of risks of material misstatements, whether due to fraud or error. When performing risk assessment the auditor takes account of internal controls related to preparation of the consolidated financial statements in ESEF format, to design procedures responsive to those risks in order to obtain evidence that is sufficient and appropriate. The assessment of internal control was not performed for the purpose of expressing an opinion on its operational effectiveness.

Summary of work performed

Procedures that were designed and performed by us included among others:

- obtaining an understanding of the process of preparation of the consolidated financial statements in ESEF format, including the process of selection and application of XBRL markups and maintaining compliance with the ESEF Regulations, as well as obtaining an understanding of internal controls related to this process;
- reconciling the tagged information in consolidated financial statements in ESEF format to the audited consolidated financial statements;
- assessment of the compliance with the technical standards on the specification of a single electronic reporting format with the use of specialistic IT tools and IT expert;
- assessment of the completeness of tagging of information in the consolidated financial statements in ESEF format with XBRL tags with the use of specialistic IT tools;
- assessment whether XBRL tags from the taxonomy specified by the ESEF Regulations have been applied appropriately and whether extension taxonomy elements have been used when there are no appropriate elements in the core taxonomy specified in the ESEF Regulations;
- evaluating of the anchoring of the extension taxonomy elements to the core taxonomy elements specified by the ESEF Regulations.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the compliance of marking up with ESEF Regulations.

Ethical requirements, including independence

While performing the assurance engagement, the key statutory auditor and the audit firm have complied with the independence and other ethical requirements as specified by the IESBA Code. The IESBA Code is based on the fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour. We have also complied with other independence and ethical requirements applicable to this assurance engagement in Poland.

Quality control requirements

The audit firm applies national quality control standards in the form of International Standard on Quality Control 1 – 'Quality Control for Firms that Perform Audits and Reviews of Financial Statements and other Assurance and Related Services Engagements' as adopted by a resolution of the National Council of Certified Auditors ('NSQC').

In accordance with NSQC, the audit firm maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Opinion on compliance with the ESEF Regulations

Our opinion has been formed on the basis of the matters outlined in this report and therefore should be read in conjunction with these matters.

In our opinion, the consolidated financial statements in ESEF format have been marked up, in all material respects, in accordance with the requirements of the ESEF Regulations.

Statement on the provision of non-audit services

To the best of our knowledge and belief, we represent that services, which we have provided to the Group, are compliant with the laws and regulations applicable in Poland, and that non-audit service, which are prohibited under article 5 item 1 of Regulation 537/2014 and article 136 of the Act on Statutory Auditors, were not provided. The non-audit services, which we have provided to the Group in the audited period, have been disclosed in the Directors' Report.

Appointment of the audit firm

We were appointed for the audit of the Group's consolidated financial statements initially based on the resolution of Supervisory Board from 15 March 2021. We are auditing the consolidated financial statements of the Group for the first time.

Wroclaw, 30 April 2022

Key Certified Auditor

Marek Musiał

certified auditor

no in the register: 90036

on behalf of:

Ernst & Young Audyt Polska spółka z ograniczoną odpowiedzialnością sp. k.

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